

FAFARD REAL ESTATE & DEVELOPMENT CORP.
290 ELIOT STREET
ASHLAND, MA 01721

FAX

Date: 12-5-00

Number of pages including cover sheet: 4

To: Mary Heller Halcomb, President

Metro-Boston Broadcasting,
Inc., General partner

Tower Sites Limited

8411 Preston Rd. Suite 870

Dallas TX 75225

Phone: 214-691-2545

Fax phone: 214-691-3872

CC:

From: Janice Hannert

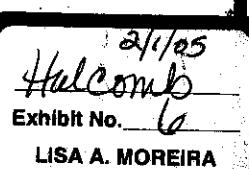
Phone: (508) 881-1600

Fax phone: (508) 875-8610

REMARKS: Urgent For your review Reply ASAP Please comment

Please find a revised offer for your Ashland property which incorporates the items we discussed.

If I can provide you with any additional information please call.



**BUYER(S) MUST ALSO SIGN LEAD PAINT
"PROPERTY TRANSFER NOTIFICATION CERTIFICATE"**

OFFER TO PURCHASE REAL ESTATE

TO Owner or Owners of Record _____

Date December 5, 2000

This property herein referred to is identified as follows: Those three (3) parcels of land in Ashland, Middlesex County off Tri Street shown as Lot 12 and 6B (9.5 acres) and a portion of Lot 11 (10 acres) on plan attached hereto and incorporated by reference.

I hereby offer to buy said property, which has been offered to me by Fafard Real Estate as the Seller's Broker(s) under the following terms and conditions:

CHECK ONE:

- Check, subject to collection
 Cash

1. I will pay therefore \$ 339,000.00 of which
 - (a) \$ 500.00 is paid herewith as a deposit to bind this Offer
 - (b) \$ 33,400.00 is to be paid as an additional deposit upon the execution of the Purchase and Sales Agreement provided for below.
 - (c) \$ 305,100.00 is to be paid in cash, or by certified, cashiers, treasurer's or bank check(s).
 - (d) \$ payable on partial release basis at \$5,000.00 per lot until paid in full. Deposits credited against first lots purchased. See Addendum
 - (e) \$ 339,000.00
2. This offer is good until PRESENTATION _____ at or before which time a copy hereof shall be signed by you, the Seller and your (husband) (wife), signifying acceptance of this Offer, and returned tome forthwith, otherwise this Offer shall be considered as rejected and the money deposited herewith shall be returned to me forthwith.
3. The parties hereto shall, on or before 5:00 P.M. January 5, 2001 execute the Purchase and Sale Agreement which, when executed, shall be the agreement between the parties hereto.
4. A good and sufficient Deed, conveying a good and clear record and marketable title shall be delivered at 12:00 Noon on See Addendum at the appropriate Registry of Deeds, unless some other time and place are mutually agreed upon in writing.
5. If I do not fulfill my obligations under this Offer, the above mentioned deposit shall forthwith be returned to Buyer without recourse to either party. Said deposit shall be held by Seller's Attorney as escrow agent subject to the terms hereof, provided however that in the event of any disagreement between the parties, the escrow agent may retain said deposit pending instructions mutually given by the parties. A similar provision shall be included in the Purchase and Sale Agreement with respect to any deposits held under its terms.
6. Time is of the essence hereof.
7. Buyer and Seller not bound until execution of Purchase and Sale of Agreement. See Rider attached hereto and incorporated herein by reference for additional terms.

NOTICE: Buyer not bound until execution of Purchase and Sale Agreement

WITNESS my hand and seal.

SIGNED _____

Buyer: Luk K. Miller
(or Nominee)

290 Elliot Street, Ashland, MA 01721
508-881-1600

Address

This Offer is hereby accepted upon the foregoing terms and conditions at _____
WITNESS my (our) hand(s) and seal(s).

Phone Numbers
A.M. / P.M. on 19

Seller (or spouse)

Seller

RECEIPT FOR DEPOSIT

19

Received from _____ deposit under the terms and conditions of above Offer, to be held by _____

Under regulations adopted pursuant to the Massachusetts license law,

"all offers obtained by brokers or salesmen on any properties listed with them shall be forthwith conveyed to the owner of said real estate." _____

Buyer the sum of \$ as as escrow agent.

Agent for Seller

RIDER
OFFER TO PURCHASE
SELLER: OWNER OR OWNERS OF RECORD

BUYER: FAFARD REAL ESTATE AND DEVELOPMENT CORP.
PROPERTY: ASHLAND, MASS.

The above referenced Buyer and Seller hereby agree that this Rider is attached to and incorporated by reference in the Offer to Purchase between the same said Parties, concerning the above referenced Property and contains additional conditions to which said agreement and sale is subject to. Such conditions and provisions are made an integral part of said agreement, as fully and completely as if the conditions contained herein were directly included in said Offer to Purchase.

The Buyer and Seller agree that the sale of the Ashland, MA. Parcel shall be subject to Buyer's receipt of a clean M.G.L. Chapter 21 E Phase I site assessment, and all necessary Federal, State and Local permits (including, but not limited to subdivision approval, building permits, sewer extension and connection permits, water connection permits, order of conditions, etc.) with conditions, if any, as are satisfactory to the Buyer, thereby allowing the Buyer to have its intended use or uses approved for the subject premises. This contingency of the sale shall not be considered met until such permits, and approvals with satisfactory conditions, are issued and until the passage of the statutory appeal period, with no appeals being taken. All permits and approvals shall be secured at Buyer's expense on or before December 10, 2001. Buyer shall give quarterly reports during term of Agreement as to status of permits and approvals sought. Closing to occur thirty (30) days after receipt of all permits or January 10, 2002 whichever is earlier.

In the event that any such permit or approval is denied or is issued with conditions unsatisfactory to the Buyer, or is appealed, upon notice to the Seller, this agreement shall be rendered void and without recourse to the parties hereto, and any deposits then being held shall be returned to the Buyer, in Full, forthwith. Seller shall obtain all permitting and engineering work performed by Buyer in the event Buyer terminates this transaction.

Buyer may petition the Ashland Town Meeting to straighten the Zoning boundary line between residential and industrial zone on Seller's land. Buyer will locate existing guy wire on plan and determine whether easement or relocation is necessary.

PJB8/RIDER

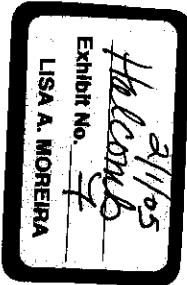
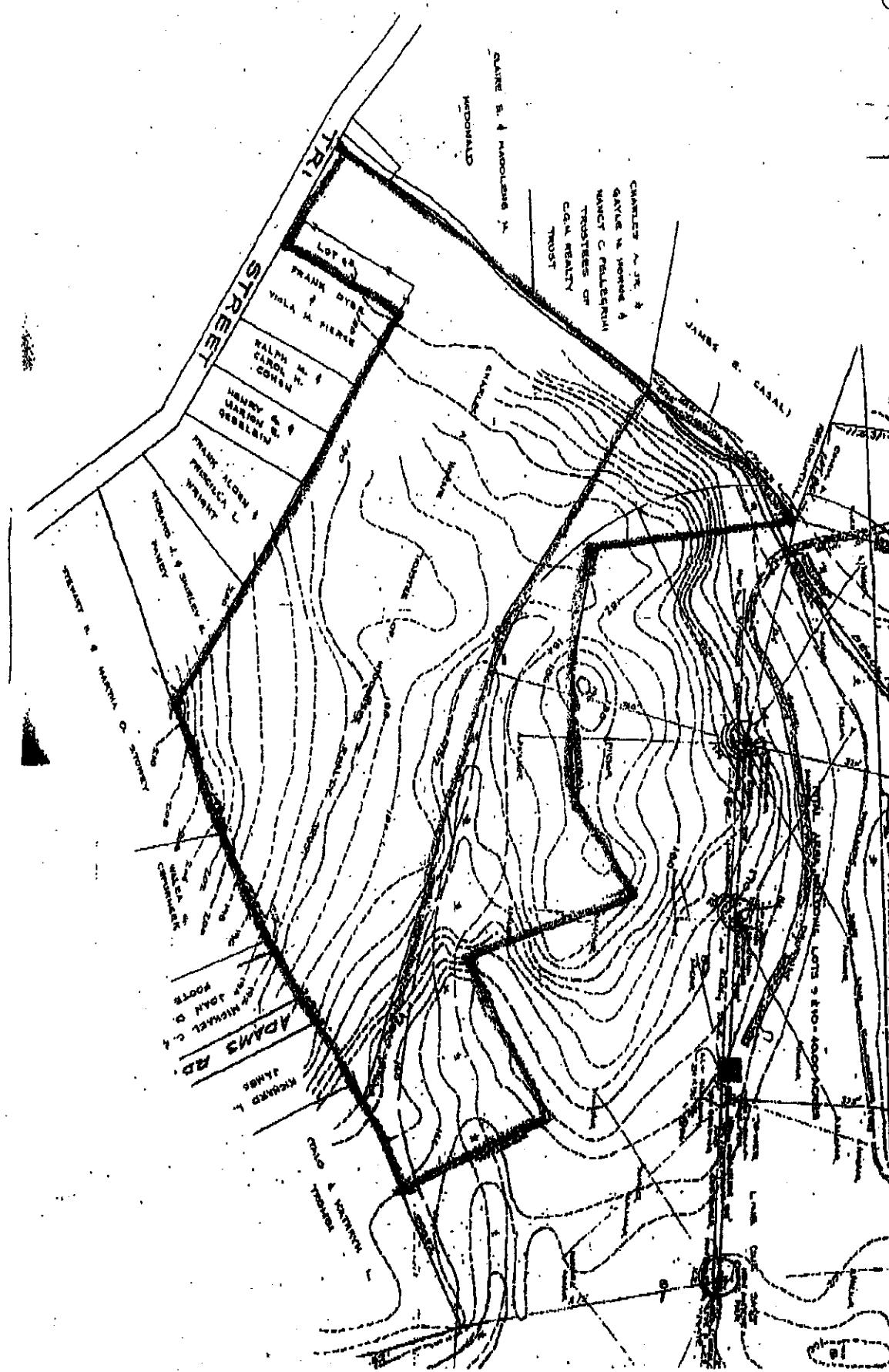
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P. 04

MB00127



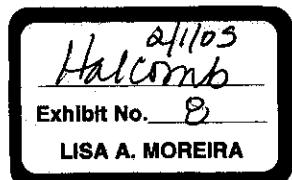
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P. 02/08

**STANDARD FORM
PURCHASE AND SALE AGREEMENT**

TIME 5:30 AM January of 2001

1. PARTIES AND MAILING ADDRESSES (If in or include title reference) Metro-Boston Broadcasting, Inc., General Partner, Tower 38es Limited
3411 Preston Road Suite 870 Dallas, TX 75225
hereinafter called SELLER, agrees to SELL and
Paford Real Estate and Development Corp., or Nominees 290 Elliot Street, Ashland, MA 01721
hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the
following described premises:
2. DESCRIPTION (If in and include title reference) Three acres (3) parcels of land in Ashland, Middlesex County, Massachusetts, shown as Lots 12 and 68
(9.6 Acres) and a portion of Lot 11 (10 Acres) on the Plan attached hereto and incorporated herein by
reference as Exhibit A. For title see Certificate # 194923 and 189907 Middlesex South District of the
Land Court.
3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES (If in or delete) Included in the sale as part of said premises are the buildings, structures, and improvements now thereon,
and the fixtures belonging to the SELLER and used in connection therewith.
4. TITLE DEED (If in) Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to
the nominee designated by the BUYER by written notice to the SELLER at least seven days
before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record
and marketable title thereto, free from encumbrances, except:
 - (a) Provisions of existing building and zoning laws;
 - (b) Existing rights and obligations in party walls which are not the subject of written agreement;
 - (c) Such taxes for the then current year as are not due and payable on the date of the delivery of
such deed;
 - (d) Any liens for municipal assessments assessed after the date of this agreement;
 - (e) Encumbrances restrictions and reservations of record, if any, so long as the same do not prohibit or
materially interfere with the use of said premises for residential development.
5. PLANS If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with
the deed in form adequate for recording or registration. New Subdivision of Plan 16849 provided by
Seller.
6. REGISTERED TITLE In addition to the foregoing, if the title to said premises is registered, said deed shall be in form sufficient
to entitle the BUYER to a Certificate of Title of said premises, and the SELLER shall deliver with said
deed all instruments, if any, necessary to enable the BUYER to obtain such Certificate of Title.



7. PURCHASE PRICE
(fill in); space is allowed to write out the amounts if desired
- The agreed purchase price for said premises is \$339,000.00
Dollars, of which
- | | |
|---------------|---|
| \$ 33,900.00 | have been paid as deposit this day and |
| \$ 305,100.00 | are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s). |
| <hr/> | |
| \$ 339,000.00 | TOTAL |
8. TIME FOR PERFORMANCE; DELIVERY OF DEED *(fill in)*
- Such deed is to be delivered at See Address, at the Middlesex County Registry of Deeds, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.
9. POSSESSION AND CONDITION OF PREMISES.
(attach a list of exceptions, if any)
- Full possession of said premises free of all tenants and occupants, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable care and wear thereof excepted, and (b) not in violation of said building and zoning laws, and (c) in compliance with provisions of any instrument referred to in clause 4 hereof. The BUYER shall be entitled personally to inspect said premises prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of the clauses.
10. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM
(Change period of time if desired)
- If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of thirty 30 days.
11. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.
- If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, then any time during the period of this agreement or any extension therof, the holder of a mortgage on said premises shall release to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease this agreement shall be void without recourse to the parties hereto.
12. BUYER'S ELECTRON TO ACCEPT TITLE
- The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title. Except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either:
- (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration, or
 - (b) If a holder of mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.
13. ACCEPTANCE OF DEED
- The acceptance of a deed by the BUYER or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

Frank
M

JAN 25 2001 THU 02:44 PM FAFARD

FAX NO. 1 508 675 8810 P. 04/08

- 14. USE OF MONEY TO CLEAR TITLE** To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

- 15. INSURANCE** Until the delivery of the deed, the SELLER shall maintain insurance on said premises as follows:

Type of Insurance	Amount of Coverage
a) Fire and Extended Coverage	\$3 as presently insured
b)	

- 16. ADJUSTMENTS** (list operating expenses, if any, or attach schedule) Water and power use charges, and taxes for the then current fiscal year, shall be apportioned and final value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed.

- 17. ADJUSTMENT OF UNASSESSED AND ABATED TAXES** If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a re-apportionment as soon as the new tax rate and valuation can be ascertained; and, if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.

- 18. BROKER'S FEES** (fill in fee amount with dollar amount or percentage; also name of brokerage firm in name)

- 19. BROKER(S) WARRANTY** (fill in name)

- 20. DEPOSIT** (fill in name)

All deposits made hereunder shall be held in escrow by Paul J. Beattie as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement.

- 21. BUYER'S DEFAULT; DAMAGES**

If the BUYER shall fail to fulfill the BUYER's agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages and provided, however, that Buyer remains right to Specific Performance in event of Seller default.

- 22. RELEASE BY HUSBAND OR WIFE**

- 23. BROKER AS PARTY**

24. LIABILITY OF
TRUSTEE,
SHAREHOLDER,
BENEFICIARY,
etc.

If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

25. WARRANTIES
AND
REPRESENTATI-
ONS (if any): If
none, state
"None"; if any
listed, indicate by
which check
warranty or
representation was
made

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER or the Broker(s); See Addendum

26. MORTGAGE
CONVENTIONAL
CLAUSE
(omit if not
provided for in Offer
to Purchase)

27. CONSTRUCTION
OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and entitles to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The options and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

28. LEAD PAINT
LAW

29. SMOKE
DETECTORS

30. ADDITIONAL
PROVISIONS

The initialed riders, if any, attached hereto, are incorporated herein by reference.
See Addendum

Printed

EXHIBIT B
PURCHASE AND SALE AGREEMENT
SELLER: METRO BOSTON BROADCASTING INC., GENERAL PARTNER
TOWER SITES LIMITED

BUYER: FAFARD REAL ESTATE AND DEVELOPMENT CORP. OR NOMINIEE
PROPERTY: ASHLAND, MASS.

The above referenced Buyer and Seller hereby agree that this Rider is attached to and incorporated by reference in the Purchase and Sale Agreement between the same said Parties, concerning the above referenced Property and contains additional conditions to which said agreement and sale is subject to. Such conditions and provisions are made an integral part of said agreement, as fully and completely as if the conditions contained herein were directly included in said Purchase and Sale Agreement.

The Buyer and Seller agree that the sale of the Ashland, MA. Parcel shall be subject to Buyer's receipt of a clean M.G.L. Chapter 21 E Phase I site assessment, and all necessary Federal, State and Local permits (including, but not limited to subdivision approval, building permits, sewer extension and connection permits, water connection permits, order of conditions, etc.) with conditions, if any, as are satisfactory to the Buyer, thereby allowing the Buyer to have its intended use or uses approved for the subject premises. This contingency of the sale shall not be considered met until such permits, and approvals with satisfactory conditions, are issued and until the passage of the statutory appeal period, with no appeals being taken. All permits and approvals shall be secured at Buyer's expense on or before January 31, 2002. Buyer shall give quarterly reports during term of Agreement as to status of permits and approvals sought. Closing to occur thirty (30) days after receipt of all permits or February 28, 2002 whichever is earlier.

In the event that any such permit or approval is denied or is issued with conditions unsatisfactory to the Buyer, or is appealed, upon notice to the Seller, this agreement shall be rendered void and without recourse to the parties hereto, and any deposits then being held shall be returned to the Buyer, in full, forthwith. Seller shall obtain all permitting and engineering work performed by Buyer in the event Buyer terminates this transaction.

Buyer may petition the Ashland Town Meeting to straighten the Zoning boundary line between residential and industrial zone on Seller's land. Buyer will locate existing guy wires or plan and determine whether easement or relocation is necessary.

PJBS/RIDER

Drury

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P. 07/08

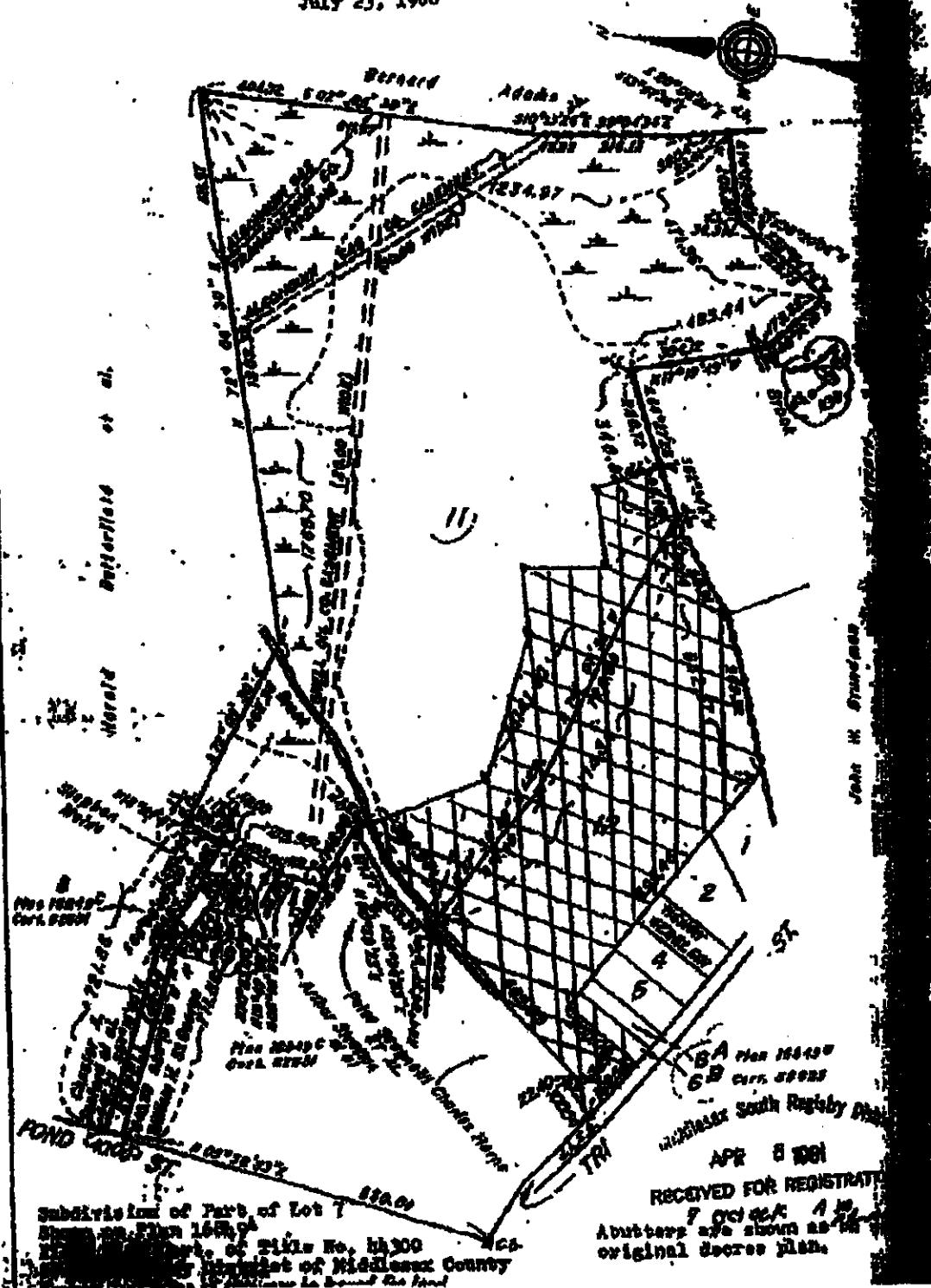
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STUDY DIVISION PLAN OF LAND IN ASIELAND
MacCarthy & Sullivan Engineering Inc., Surveyors

July 23, 1960

16849



Subdivision of Part of Lot 7
shown on Plan 165, of
the Surveyor's Office of Title No. 14,000
of the Township of Middlesex County.

*BA file 16415
6B corr. 59925
McGREGOR South Registry*

FA 00064

FOR RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978, BUYER MUST ALSO HAVE SIGNED
LEAD PAINT "PROPERTY TRANSFER NOTIFICATION CERTIFICATION"

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Right deer Seller

SELLER (or spouse) *Super Reese McCoys President*
McCoys Real Estate Developers, Inc. One Executive Tower Suite 400
High St. Bldg. 100
BUYER *This is a numbered*
N/A
Broker(s)

EXTENSION OF TIME FOR PERFORMANCE

The time for the performance of the foregoing agreement is extended until _____ o'clock
M. on the _____ day of _____, time is still being of the essence of this
agreement as extended.

This extension, executed in multiple counterparts, is intended to take effect as a sealed instrument.

SELLER (or spouse)

SELLER

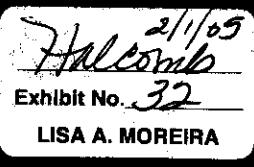
BUYER

BUYER

Broker(s)

pjb/l/pes

Location: Sewell St. Ashland, MA



Extension For Purchase and Sale Agreement

Permit and Approval date extended to December 3, 2003 and the time for performance under the Purchase and Sale Agreement dated 30 January 2001 for the above mentioned property between Metro-Boston Broadcasting, Inc., General Partner, Tower Sites Limited and Eafard Real Estate and Development Corp. or Nominee is extended to December 10, 2003.
Dreamed 3, 2003

In the event that transaction contemplated by the Agreement does not occur due to no fault of Seller, the deposit shall be delivered to the Seller and the transaction shall terminate.

This extension, executed in duplicate, is intended to take effect as a sealed instrument.

EXTENSION GRANTED:

Sewell Street Telecom
SELLER

11/20/03
DATE

LH E. Dornell
BUYER

11/19/03
DATE

Both parties acknowledged that if permits can be obtained earlier, closing can take place at an earlier date.

Parties acknowledge that a survey or legal defined plan miles to be constructed. Parties acknowledge the zoning requirements.

12/01/2003 13:31 0000/00000

FAX OUTBOX

TIME 01/04

FAFARD REAL ESTATE & DEVELOPMENT CORP.
290 ELIOT STREET
ASHLAND, MA 01721

Halcomb 2/1/05
Exhibit No. 34
LISA A. MOREIRA

FAX

*To: Janice Hanner
From: Mary Halcomb*

To: Mary Heller Halcomb, President

Metro-Boston Broadcasting,
Inc., General partner

Tower Sites Limited

8411 Preston Rd. Suite 870

Dallas TX 75225

Phone: 214-691-2545

Fax phone: 214-691-3872

CC:

Date: 12-1-03

Number of pages including cover sheet: 2

From: Janice Hanner

Phone: (508) 881-1600

Fax phone: (508) 875-8610

PP-1485

REMARKS: Urgent For your review Reply ASAP Please comment

Mary:

I tried to call today about the status of the survey but could not get in touch with you.

Please find a short extension of the Purchase and Sale Agreement for your Ashland property.

Please sign the extension and fax it back to me.

12/01/2009 15:31 00000000000000000000000000000000

Location: Sewell St. Ashland, MA

Extension For Purchase and Sale Agreement

Mass.

Permit and Approval date extended to December 17, 2003 and the time for performance under the Purchase and Sale Agreement dated 30 January 2001 for the above mentioned property between Metro-Boston Broadcasting, Inc., General Partner, Tower Sites Limited and Fafard Real Estate and Development Corp. or Nominee is extended to December 17, 2003.

most December 1st

In the event that transaction contemplated by the Agreement does not occur due to no fault of Seller, the deposit shall be delivered to the Seller and the transaction shall terminate.

This extension, executed in duplicate, is intended to take effect as a sealed instrument.

EXTENSION GRANTED:

Mary Ann Johnson

SELLER

John E. Dowd

BUYER

DATE 12/02/03

DATE

12/1/03

DATE

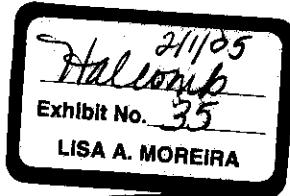
Both parties acknowledged that if permits can be obtained earlier, closing can take place at an earlier date.

F:\Harris\expenses

MB00092

12/07/2003 10:40 300013024

FAFARD REAL ESTATE & DEVELOPMENT CORP.
 290 ELIOT STREET
 ASHLAND, MA 01721

**FAX**

*To: Joyce Janach
 From: Mary Halecomb*

To: Mary Heller Halecomb, President

Metro-Boston Broadcasting,
 Inc., General partner

Tower Sites Limited

8411 Preston Rd. Suite 870

Dallas TX 75225

Phone: 214-691-2545

Fax phone: 214-691-3872

CC:

Date: 12-8-03

Number of pages including cover sheet: 2

From: Janice Hannert

Phone: (508) 881-1600

Fax phone: (508) 875-8610

REMARKS: Urgent For your review Reply ASAP Please comment

Mary:

I tried to call you today about the status of Sewell Street. We are ready to close as soon and the survey and title issues are done.

Please find a short extension of the Purchase and Sale Agreement for your Ashland property.

Please sign the extension and fax it back to me.

Location: Sewell St. Ashland, MA

Extension For Purchase and Sale Agreement

Permit and Approval date extended to December 19, 2003 and the time for performance under the Purchase and Sale Agreement dated 30 January 2001 for the above mentioned property between Metro-Boston Broadcasting, Inc., General Partner, Tower Sites Limited and Fafard Real Estate and Development Corp. or Nominee is extended to December 19, 2003.

In the event that transaction contemplated by the Agreement does not occur due to no fault of Seller, the deposit shall be delivered to the Seller and the transaction shall terminate.

This extension, executed in duplicate, is intended to take effect as a sealed instrument.

EXTENSION GRANTED:

Karen Shaeer Agnew
SELLER

15/08/03
DATE

Neil E. Miller
BUYER

12-8-03
DATE

Both parties acknowledged that if permits can be obtained earlier, closing can take place at an earlier date.

FAFARD REAL ESTATE & DEVELOPMENT CORP.
290 ELIOT STREET
ASHLAND, MA 01721

2/1/05
Halcomb
Exhibit No. 36
LISA A. MOREIRA

FAX

Date: 1-14-04

Number of pages including cover sheet: 2

To: Mary Heller Halcomb, President

Metro-Boston Broadcasting,
Inc., General partner

Tower Sites Limited

8411 Preston Rd. Suite 870

Dallas TX 75225

Phone: 214-691-2545

Fax phone: 214-691-3872

CC:

From: Janice Hannert

Phone: (508) 881-1600

Fax phone: (508) 875-8610

REMARKS: Urgent For your review Reply ASAP Please comment

Mary:

I tried to call you today about the status of Sewell Street. Is there any progress on the survey and title issues?

yes

Please find a short extension of the Purchase and Sale Agreement for your Ashland property.

Please sign the extension and fax it back to me.

Location: Sewell St. Ashland, MA

Extension For Purchase and Sale Agreement

Permit and Approval date extended to January 30, 2004 and the time for performance under the Purchase and Sale Agreement dated 30 January 2001 for the above mentioned property between Metro-Boston Broadcasting, Inc., General Partner, Tower Sites Limited and Fafard Real Estate and Development Corp. or Nominee is extended to January 30, 2004.

In the event that transaction contemplated by the Agreement does not occur due to no fault of Seller, the deposit shall be delivered to the Seller and the transaction shall terminate.

This extension, executed in duplicate, is intended to take effect as a sealed instrument.

EXTENSION GRANTED:

Douglas A. Salanty
SELLER

1-18-04
DATE

W.E.H.
BUYER

1-14-04
DATE

Both parties acknowledged that if permits can be obtained earlier, closing can take place at an earlier date.